

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Town Planning – Nidadavole Municipality – Certain variation to the Master Plan - Change of land use from Industrial use zone to Residential use in R.S.Nos.391/2 and 392/3 of Nidadavole Municipality to an extent of Ac.2.63 cents - Draft Variation - Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No. 631

Dated the 26th day of October, 2009.

Read the following:-

1. G.O.Ms.No.475 MA., dated 19.9.2000.
2. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.4850/2008/R, dated 12.11.2008.
3. Government Memo.No.18888/H1/2008-1, Municipal Administration and Urban Development Department, dated 27.11.2008.
4. From the Commissioner of Industries, Letter No.28/1005/MA&UD/18888/H1/2008-1/FD, dated 17.3.2008.
5. Government Memo.No.18888/H1/2008-2, Municipal Administration and Urban Development Department, dated 27.06.2009.
6. From the Commissioner of Printing, A.P., Extraordinary Gazette No.304, Part-I, dated 30.6.2009.
7. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.4850/2008/R, dated 24.7.2009.
8. Government Memo.No.18888/H1/2008-3, Municipal Administration and Urban Development Department, dated 26.8.2009.
9. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.4850/2008/R, dated 20.10.2009.

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ORDER:

The draft variation to the Nidadavole General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No.475 MA., dated 19.9.2000 was issued in Government Memo. No.18888/H1/2008-2, Municipal Administration and Urban Development Department, dated 27.06.2009 and published in the Extraordinary issue of A.P. Gazette No. 304, Part-I, dated 30.6.2009. No objections and suggestions have been received from the public within the stipulated period. The Director of Town and Country Planning, Hyderabad in his letter dated 20.10.2009 has stated that the Commissioner, Nidadavole Municipality has informed that the applicant has paid an amount of Rs.31,971/- (Rupees thirty one thousand nine hundred and seventy one only) towards development / conversion charges as per G.O.Ms.No.158 MA., dated 22.3.1996. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**PUSHPA SUBRAHMANYAM,
PRINCIPAL SECRETARY TO GOVERNMENT.(I/c.)**

To

The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.

The Director of Town and Country Planning, Hyderabad.

The Regional Deputy Director of Town Planning, Rajahmundry.

The Municipal Commissioner, Nidadavole Municipality, West Godavari District.

Copy to:

The individual through the Municipal Commissioner, Nidadavole Municipality, West Godavari District.

The District Collector, West Godavari District.

The Private Secretary to Minister for MA&UD.

SF/SC.

//FORWARDED::BY ORDER//

SECTION OFFICER

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APPENDIX
NOTIFICATION

In exercise of the powers conferred by clause (a) of Sub - section (2) of section 15 of the Andhra Pradesh Town Planning Act, 1920 the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Nidadavole Town, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No. 304, Part-I, dated 30.6.2009 as required by clause (b) of the said section.

VARIATION

The site in R.S.Nos.391/2 and 392/3 of Nidadavole Municipality to an extent of Ac.2.63 cents, the boundaries of which are as shown in the schedule below and which is earmarked for Industrial use zone in the General Town Planning Scheme (Master Plan) of Nidadavole Town sanctioned in G.O.Ms.No.475 MA., dated 19.9.2000, is designated for Residential use by variation of change of land use as marked "ABCDEFGH" as shown in the revised part proposed land use map GTP.No.18/2009/R, which is available in Municipal Office, Nidadavole Town, **subject to the following conditions; namely:-**

1. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
2. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The change of land use shall not be used as the proof of any title of the land.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall obtain layout / development permission from Director of Town and Country Planning / competent authority as the case may be.
7. The applicant shall obtain prior approval from the competent authority before taking any development activity in the proposed site.
8. The applicant shall maintain 9 Mtrs., of buffer zone inclusive of set backs, internal road and 10% of open space.
9. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North : Sri M.P.V.Ratnam's land in R.S.No.392/1.
East : Sri M.P.V.Ratnam's land in R.S.No.392/1 and Sri G.V.Mohan Rao's land.
South : Sri G.V.Mohan Rao's land in R.S.No.392/2.
West : Existing 74 feet wide Nidadavole to Pangidi road.

PUSHPA SUBRAHMANYAM,
PRINCIPAL SECRETARY TO GOVERNMENT.(I/c.)

SECTION OFFICER